This Instrument Prepared By:
Michael J. Mills, Attorney at Law
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150029633 DEEDWARR
Recvd: 04/20/15 13:51 2 pgs
Fees:13.00 Taxes:388.50
20150420-0034997

ADDRESS NEW OWNER:
Jeffrey M. Howat
405 Lemont Drive
Nashville, Tennessee 37216

SEND TAX BILL TO:
Evolve Bank & Trust
301 Shopping Way Blvd
West Memphis, AR 72301

MAP 061 05 0A 025.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Eric Sox, a married man and George Brandt, a married man,** hereinafter called the GRANTORS, has bargained and sold, and by these presents, does hereby transfer and convey unto **Jeffrey M. Howat, a married man**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 97 as created and established by the Master Deed and Bylaws for Poplar Glen, a Horizontal Property Regime, of record in Book 7534, Page 591, Register's Office for Davidson County, Tennessee, as amended by Amendment of record in Book 7548, Page 612, Register's Office for Davidson County, Tennessee, and as shown and described on the Condominium Site Plan of Phase II, Poplar Glen, of record in Book 6900, Page 764, Register's Office for Davidson County, Tennessee, submitted to said Master Deed and Bylaws by instrument of record in Book 7534, Page 591, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and Bylaws, as may be from time to time amended as provided therein.

Being the same property conveyed to Eric Sox and George Brandt by deed from J. Phillip Jones and/or Jessica D. Binkley, dated February 19, 2015, of record in Instrument No 20150306-0019367, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 7548, page 612, said Register's Office.
3) Property is subject to all matters affecting said premises as contained in Master Deed and ByLaws for Poplar Glen, a Horizontal Property Regime, and recorded Book 7534, Page 591, as amended by Amendment of record in Book 7548, page 612, Register's Office for Davidson County, Tennessee.
4) Property is subject to any and all restrictions, easements, and conditions of record.
5) Any and all restrictions, conditions, and easements of record.

This is unimproved property known as 405 Lemont Drive, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Andrea Howat and Jeff Howat, their heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTORS do further covenant and bind themselves, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the day of April 16, 2015.

Eric Sox

George Brandt

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Eric Sox and George Brandt, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this day of April 16, 2015.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

MICHAEL K. HARRELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $105,000.00.

AFFIANT

Subscribed and sworn to before me on this day of April 16, 2015.

NOTARY PUBLIC
My Commission Expires: 5/3/16

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066